



Agricultural Land Commission
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July 19, 2011

Reply to the attention of Eamonn Watson
ALC File: 52158

Village of McBride
P.O. Box 519
McBride, BC
V0J 2E0

Dear Ms. Margaret Graine:

Re: Application to exclude land for the Agricultural Land Reserve, Village of McBride

Please find attached the Minutes of Resolution # 216/2011 outlining the Commission's decision as it relates to the above noted application. As agent, it is your responsibility to notify your client(s) accordingly.

By way of a copy of this letter, the Commission is advising the Registrar of Land Titles of its order and confirming that the ALR notation is to be removed from Certificate of Title PN24448 (PID: 010-731-261).

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

A handwritten signature in black ink, appearing to be 'Brian Underhill', written over a horizontal line.

Brian Underhill, Executive Director

Enclosure: Minutes

cc: Land Title Office – Kamloops
BC Assessment
Regional District of Fraser-Fort George

EW/52158d1



PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on May 25th, 2011 at the offices of the Commission located at #133 – 4940 Canada Way, Burnaby, B.C.

COMMISSION MEMBERS PRESENT:

Richard Bullock	Chair
Jennifer Dyson	Vice-Chair
Gordon Gillette	Vice-Chair
Sylvia Pranger	Vice-Chair
Bert Miles	Commissioner
Roger Mayer	Commissioner
Jim Johnson	Commissioner
Jerry Thibeault	Commissioner
Lucille Dempsey	Commissioner
Denise Dowswell	Commissioner
Jim Collins	Commissioner

COMMISSION STAFF PRESENT:

Roger Cheetham	Regional Planner
Gordon Bednard	Land Use Planner
Eamonn Watson	Land Use Planner
Shaundehl Runka	Policy Planner
Brian Underhill	Executive Director
Colin Fry	Executive Director

APPLICATION ID: # 52158

PROPOSAL: 15.5 ha to be excluded from the ALR by the landowners for future development of the property for community and tourist use for the Village of McBride.
(Application submitted pursuant to section 30(1) of the *Agricultural Land Commission Act*)

PROPERTY INFORMATION:

Owner:	Northland Properties Limited
Date of Acquisition:	July 5, 1999
Parcel ID:	010-731-261
Title No.	PN24448
Legal Description:	The Fractional North East ¼ of District Lot 5314, Cariboo District Except Plan 21072
Civic Address:	Yellowhead (16) Highway, east of McBride
Size:	15.5 ha
Area in ALR:	15.5 ha
Current Land Use:	Undeveloped, previously the Village of McBride solid waste transfer station, future site of the waste water treatment facility and recreational area expansion.

Farm Classification: No
(BC Assessment)

SITE INSPECTION MEETING:

A site inspection meeting was not conducted.

EXCLUSION MEETING:

For applications pursuant to section 30(1) of the *Agricultural Land Commission Act*, section 30(5) provides that:

30(5) At the request of the applicant, the Commission may waive the required notice and the requirement to have a meeting with the Commission with respect to the application.

On May 24th, 2011 the Commission received written notice, via email correspondence, of the applicant's request to waive the exclusion meeting.

COMMISSION CONSIDERATION:

Context

Section 6 of the *Agricultural Land Commission Act* identifies the purposes of the Commission as: (1) to preserve agricultural land; (2) to encourage farming on agricultural land in collaboration with other communities of interest; and (3) to encourage local governments, first nations, the government and its agents to enable and accommodate farm use of agricultural land and uses compatible with agriculture in their plans, bylaws and policies.

Agricultural Capability

Based on the information contained in Map 93H/08 (Scale 1:50,000) of the Canada Land Inventory (CLI), 'Soil Capability Classification for Agriculture' system, the agricultural capability ratings are identified as being:

Unimproved Rating: 7:3C 3:5I

Note: This rating covers 100% (or 15.5 ha) of the proposed exclusion area. Also note that improved ratings are not identified on Map 93H/08.

Class and Subclass Descriptions

Class 3 – Land in this class has limitations that require moderately intensive management practices or moderately restrict the range of crops, or both.

Class 5 – Land in this class has limitations that restrict its capability to producing perennial forage crops or other specially adapted crops.

C adverse climate
I inundation (flooding)

Agricultural Suitability

The Commission assessed whether external factors such as encroaching non-farm development have caused or will cause the land to become unsuitable for agriculture. The Commission believed that the permitted waste water treatment facility expansion would add to the agricultural suitability challenges for the subject property. The expansion is permitted because the waste water facility currently located adjacent to the subject property to the northwest predates the ALR.

The Commission also considered the location of the subject property. The subject property is isolated from other ALR land by the Fraser River to the north and east, the Yellowhead (16) Highway to the south and the Village of McBride to the west. The Commission believes that the location of the subject property provides additional challenges to agricultural suitability.

Assessment of Potential Impact on Agriculture

The Commission also assessed the impact of the proposal against the long term goal of preserving agricultural land. Given the relative isolation of the subject property from other ALR land parcels, the Commission believes the proposed exclusion would not impact existing or potential agricultural use of surrounding lands.

Other Factors

The Commission considered the permitted waste water facility expansion and the previously approved use of the subject property (Resolution #1746/2009) as a recreational area. In addition, the Commission discussed the Village of McBride Official Community Plan that was reviewed by the Commission (Resolution # 1417/87, 1689/82 and 591/90). During the OCP review, the Commission supported the exclusion of the adjoining property to the west (also under application, # 52159). The Commission concluded that the subject property has limited agricultural capability and suitability, and that the proposed exclusion would be consistent with the previous decisions of the Commission.

CONCLUSIONS:

IT WAS

MOVED BY: Commissioner Denise Dowswell

SECONDED BY: Commissioner Gordon Gillette

THAT the application be approved for the following reasons:

- The subject property has limited agricultural capability;
- The subject property has limited suitability for agricultural use;
- The exclusion is consistent with previous decisions of the Commission; and
- The exclusion will not impact surrounding agricultural lands.

This decision does not relieve the owner or occupier of the responsibility to comply with applicable Acts, regulations, bylaws of the local government, and decisions and orders of any person or body having jurisdiction over the land under an enactment.

CARRIED

Resolution # 216/2011